

# Planning Board Minutes

Tuesday, December 21, 2004

**Memorial Building  
150 Concord Street, Public Hearing Room**

Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk Andrea Carr-Evans and Sue Bernstein. Also present were Jay Grande, Planning Director and MaryRuth Reynolds, Administrative Assistant.

**Meeting was called to order at 7:50 pm**

## **I. Approval of Minutes**

The Board reviewed the minutes for May 13, 2003. *Ann Welles moved to approve the minutes of May 13, 2003 with minor edits and corrections. Sue Bernstein seconded the motion. The vote was 4 in favor 0 opposed and 1 abstention (Andrea Carr-Evans).*

The Board reviewed the minutes for November 16, 2004. *Ann Welles moved to approve the minutes of November 16, 2004 with minor edits and corrections. Carol Spack seconded the motion. The vote was 5 in favor 0 opposed.*

## **II. Miscellaneous Administrative**

- a. The Board signed the approved plans for 500 Old Connecticut Path.
- b. The Board discussed miscellaneous topics regarding up coming events.

## **III. Members Prerogatives**

- a. Ann Welles noted that Framingham Dodge was still parking cars inappropriately and wanted to know what could be done. Jay Grande will follow up on that with the building commissioner.
- b. Tom Mahoney asked about a letter from the police department regarding the Brimstone Gate and the security issues. Jay stated that the Board should communicate with the applicant and send memo to police.
- c. Sue Bernstein updated the board on the Natick Planning Board hearing on the Natick Mall expansion second phase. She stated that the hearing was continued to January 12, 2005 and felt that someone should try to attend.
- d. Sue Bernstein reported that she had spoken with Judith Barrett the town's consultant for the housing plan. They are still waiting for the State Regulations and hopefully will have them this week. When she receives the State regulations Judith stated that she would be willing to come and meet with the Board.
- e. Andrea Carr-Evans presented a memo regarding Lowe's Home Center from a resident, who is a landscaped architect, and wanted to know if they would like to receive some additional input as a private citizen and not a professional consultant.
- f. The Board discussed the Fenwick Farms tri-party agreement and homeowner's documents.

1       **IV.     Continued Public Hearing for Site Plan Review Approval, Special Permit for Use, and**  
2       **Special Permit for Reduction on the Required Number of Parking Spaces, Public Way**  
3       **Access Permit, Samuels & Associates, 350 Cochituate Road, Lowe's Home Supply,**  
4       **Paul Galvani.**

5       In attendance for the applicant were Paul Galvani, Leslie Cohen, Larry LePere, Rick  
6       Bryant, John Shipe, David Meyer and Jim Sullivan. Town Consultants Art Scarneo and  
7       Heather Monticup. Paul Galvani briefly updated the Board on the items that they wish to  
8       review. Jay Grande noted that the Board had received a letter from Planning and Economic  
9       Development related to mitigation for the lift bus as well as a letter from the bicycle  
10      coalition looking for contributions to the rail trail and/or for bicycle racks. Rick Bryant  
11      presented an alternative entrance design which may have to be used because of an easement  
12      and the inability to make the necessary curb cuts to implement the original entrance  
13      configuration. He briefly described the alternative touching on the entrance and exits,  
14      crosswalks and variations in the parking. Rick Bryant stated that if they could acquire an  
15      agreement with the neighboring tenants they would go forward with the original design. Art  
16      Scarneo reviewed the last report supplied to the Board. He stated that he would prefer to  
17      see the original 4-way stop, but felt that the alternative design was an acceptable design. He  
18      also stated that he is hopeful that the applicant will come to an agreement with neighboring  
19      tenants and then the 4-way intersection can be created. The Board was concerned with  
20      safety issues within the new design and made adjustments with the applicant. The Board  
21      reviewed mitigation for this project which was valued at approximately \$420,000. The  
22      Board reviewed a list of possible improvements and rated them in order of importance. The  
23      Board again reviewed the meandering sidewalk issues. The Board felt that the applicant  
24      could remove the meandering sidewalk but create small pocket parks by creating walkways  
25      into the area where the proposed seating will be. The Board reviewed the exterior design  
26      colors and brick samples. *This hearing was continued to January 11, 2005 at 9:00 and*  
27      *January 25, 2005 with a time to be determined.*

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29      **V.     Meeting Adjournment**

30      Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote was 5 in  
31      favor and 0 opposed. The meeting adjourned at 11:45 pm.  
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34      Respectfully submitted,  
35      Mary Reynolds

36      Recording Secretary  
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39      **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE PLANNING**  
40      **BOARD MEETING OF FEBRUARY 1, 2005.**  
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44      Thomas Mahoney, Chairman